

# CITY OF BEAVERTON

## BOARD OF DESIGN REVIEW

### FINAL AGENDA

BEAVERTON CITY HALL  
**COUNCIL CHAMBERS**  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**MAY 9, 2002**

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. **BEAVERTON HIGH SCHOOL CAFETERIA AND PARKING LOT EXPANSION**

*(Continued from March 28, 2002)*

The following land use application has been submitted to construct a new two-level, 30,000-square foot cafeteria building located directly north of and connecting to the existing high school building. The development proposal is located at 13000 SW 2<sup>nd</sup> Street; Washington County Assessor's Map 1S1-16AD, on Tax Lots 11100, 11000, 02900, 07100 and 10900 and 1S116AC, on Tax Lots 02100 and 02500. The site is zoned Urban Low Density (R-10) and is approximately 27 acres in size.

**BDR2001-0213: Type III Design Review**

The applicant is requesting the Board of Design Review to approve construction of a new cafeteria building and parking area at the existing Beaverton High School location. The proposal includes construction of a new two-level, 30,000-square foot cafeteria building located directly north of and connecting to the existing high school building, new parking area, and associated landscaping. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C.

2. **APP2002-0003 - SUNSET HIGH SCHOOL SITE & PARKING LOT APPEAL**

*(Continued from April 29, 2002)*

The Planning Director approved a request for exterior modifications to Sunset High School resulting in an addition to the east and north sides of the existing school building and revisions to on-site school bus and motor vehicle circulation upon the eastern portion of the site. The application included modifications to associated parking, utilities, landscaping and sidewalks. The appeal specifically addresses safety concerns at several locations on NW Cornell Road. The appellant requests that the applicant provide vehicular access onto NW Science Park Drive. The Planning Director's approval of the request did not include a condition of approval requiring the applicant to provide vehicular access to NW Science Park drive. The appellant believes such a condition is necessary to meet the Type 2 Design Review approval criteria. The appellant has identified the applicable approval criteria relating to promoting safety and reduced congestion, protecting the public from potentially deleterious effects resulting in the proposed use, and providing a safe and efficient circulation pattern within the boundaries of the site, as the reasons why vehicular access to NW Science Park Drive should have been required.

## NEW BUSINESS

### PUBLIC HEARINGS

#### 1. **PANDA EXPRESS AND RETAIL BUILDING**

The following land use application has been submitted for development of a Panda Express Restaurant and retail building. The development site is generally located south of SW Canyon Road, east of SW 115th Avenue. The site can be specifically identified as Tax Lot 1100 on Washington County Assessor's Map 1S1-15AB. The site is zoned Regional Center – East End (RC-E) and is approximately 20.70 acres in size. Within the Regional Center – East End zone, eating and drinking establishments are permitted outright

#### **BDR2002-0003 - Type III Design Review**

Request for Design Review approval for development of a building approximately 5,000 square feet in size. The building is designed for a restaurant and retail use. This request will be reviewed by the Board of Design Review through a public hearing. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code.

#### 2. **BDR2002-0013 - PRINCE OF PEACE LUTHERAN CHURCH - PHASE ONE**

The applicant requests Design Review approval for the construction of a 16,990 square foot multi-purpose building upon the western portion of the subject site, between the existing church building and NW 143rd Avenue. The proposed new building will include a multi-purpose room, classrooms, kitchen and accessible restrooms. This application is the first phase of a two-phase master plan as approved through the December 24, 2001, City of Beaverton Conditional Use Permit (CUP2001-0017); the future second phase of development is foreseen to include demolition of the existing church building and construction of a new sanctuary and church facilities. The Board of Design Review will review the overall design of this request including the buildings, landscaping, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The proposed development is generally located at the northeast corner of the intersection of NW Cornell Road and NW 143rd Avenue. The development site can be specifically identified as 14175 NW Cornell Road, Tax Lot 6900 of Washington County Tax Assessor's Map 1N1-33BB. The affected parcel is zoned Urban Standard Density (R-7) and totals approximately 3.6 acres in size.

APPROVAL OF MINUTES FOR:    MARCH 14, 2002  
   MARCH 28, 2002  
   APRIL 11, 2002  
   APRIL 25, 2002  
   APRIL 29, 2002

### APPROVAL OF ORDERS

### MISCELLANEOUS BUSINESS

### DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS

WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE.  
TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.